



**Charting the Course to 2025:  
The County of York Comprehensive Plan Review**

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**Comprehensive Plan Steering Committee *and*  
Communications and Outreach Group**

**Meeting Notice**

Tabb Library  
100 Long Green Boulevard, Yorktown  
Wednesday, March 2, 2005  
7:00 PM

**Agenda**

- 1. Call to order**
- 2. Welcome and Introductions**
- 3. Summary of Citizen Input**

The purpose of this meeting is to brief the Steering Committee and the Communications and Outreach Group on the citizen input that has been received so far on the Comprehensive Plan. There will be a PowerPoint presentation summarizing the results of the telephone survey, the questionnaire responses, and comments received at the Neighborhood Open Houses.

- 4. Status Report on the Comprehensive Plan Update**
- 5. Other**
- 6. Adjourn**

All Steering Committee members are asked to remain following adjournment so we can schedule our next meeting date.



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### **Comprehensive Plan Steering Committee and Communications and Outreach Group**

#### **Meeting Notes**

Tabb Library  
100 Long Green Boulevard, Yorktown  
Wednesday, March 2, 2005  
7:00 PM

#### **Steering Committee Members Present:**

Nick Barba, Ken Bowman, Jack Christie, Carole Ferro, A. T. Hamilton, Carl Loveland

#### **Communications and Outreach Group Members Present:**

Whitney Cataldo (Lakes at Dare), Frank Komornik (Settler's Crossing), Bill O'Dell (Marlbank Cove), Fred Richmond (Banbury Cross)

**Staff Present:** Mark Carter, Tim Cross, Amy Parker, Earl Anderson, Phyllis Liscum

**Others Present:** Dick Bain, Robert Keith (Williamsburg Land Conservancy)

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Steering Committee Chairman Barba called the meeting to order at 7:04 PM and thanked everyone for coming. Members of the Steering Committee, Communications and Outreach Group (COG), and Planning Division staff introduced themselves.

Chairman Barba spoke about the *Comprehensive Plan* review process, stating that following the Neighborhood Open Houses the Steering Committee has been meeting regularly to discuss different topics related to the plan, including demographic and economic trends, housing, hazard mitigation, transportation, schools, libraries, parks and recreation, and utilities. He added that the project schedule calls for the Steering Committee to transmit a draft updated plan to the Planning Commission in May. Chairman Barba also thanked the Communications and Outreach Group members for their help in publicizing the Neighborhood Open Houses.

Mr. Cross gave a PowerPoint presentation summarizing the results of the telephone survey, the questionnaire responses, and comments received at the Neighborhood Open Houses. One of the major overall findings, he stated, is that the citizens strongly support green space as indicated by the positive response to questions about purchasing land for the preservation of open space, protection of the natural environment, and ensuring that all new businesses have attractive landscaping. Mr. Cross noted that the citizens' concerns about the County's aesthetic appeal was also reflected in the high importance the citizens place on efforts to remove or improve vacant blighted commercial properties. Finally, he noted that there is little support for increasing the targeted "maximum build-out population" of 80,000 residents.

Mr. Cross observed that the telephone survey did not reveal any significant differences between upper and lower County residents with regard to major goals for the County. However, he did note that, in general, upper county residents are more supportive of extending the runways at Newport News/Williamsburg International Airport, building more libraries, providing satellite County offices, and construction of moderately priced housing, and less concerned about traffic congestion, than are lower County residents.

In response to a question from Mr. Bain, Mr. Cross explained that the upper County includes survey respondents with zip codes of 23185 and 23188. Mr. Bain inquired as to the average income of survey respondents from the upper and lower County. Mr. Cross responded that the overall average was about \$72,000 and that he would report back later on the upper and lower County averages.

Mr. O'Dell asked if there is a role for the COG members, now that the Neighborhood Meetings have been completed, other than to encourage their neighbors and friends to visit the web site, download the documents, and offer their comments and suggestions. Mr. Cross answered that at this point in the process the main role of the COG is as described by Mr. O'Dell. He added that the members would be asked to help publicize future opportunities for input, such as Planning Commission and Board of Supervisors public hearings.

Mr. Komornik noted that there are many areas of the County where residential development abuts commercially zoned land along major roads. He asked if there is a plan to provide buffer areas between these residential and commercial areas. In response, Mr. Cross stated that the Steering Committee has discussed in general terms the possibility of establishing some type of transitional zone between residential development and adjacent areas designated for commercial use. This is something that will need to be considered when the Committee reviews the Land Use Map. Mr. Keith asked when the Steering Committee would hold meetings to discuss the Land Use Map and how many meetings would there be. Mr. Cross responded that there would be at least two and probably as many as four meetings to discuss the map, and they would likely begin in April. In response to a question from Mr. Bain, Mr. Cross stated that all Steering Committee meetings are open to the public. Meeting dates are posted on the calendar that appears on the Planning Division web site. Also, meeting agendas are typically posted in advance on the Comprehensive Plan web site.

Mr. O'Dell commented that the wording of the survey question asking whether or not the County should pay to bury aboveground utilities may have contributed to the generally negative response since it specified a cost of \$1 million per mile, and he asked if there are any of the other questions that, in retrospect, staff wishes had been worded differently. Mr. Cross agreed that the wording of that particular question may have skewed the response but was not aware of any others. He stated that the staff worked closely with the survey firm to draft objective survey questions, and he added that the survey instrument went through several stages of review by the Steering Committee, staff, and the survey consultant, part of whose job was to make sure the questions were clear and objective. Mr. Cross added that the consultant conducted a "pre-test" of the survey to identify any problems with the questions before conducting the actual survey.

Mr. Bain asked why the survey included a question on whether or not the citizens support the extension of the airport runways when airport expansion is outside of the County's jurisdiction. Mr. Cross responded that although York County is not represented on the Peninsula Airport Commission, which owns the airport, the areas in which runway extensions have been proposed are in the County and, under the current zoning, runway development would require approval of a Special Use Permit by the Board of Supervisors.

Mr. Bain asked if the County has any architectural guidelines in place for new development. Mr. Cross answered that architectural guidelines are in place for development within the Tourist Corridor Management (TCM) overlay district, which encompasses significant roadway corridors that serve as gateways into the historic Yorktown and Williamsburg areas. Roads designated as TCM corridors include Cook Road, Route 17 north of Cook Road, Second Street, Bypass Road, and others. Mr. Richmond asked if East Rochambeau Drive is a TCM corridor and, if not, if it could be so designated. Mr. Cross responded that ultimately it is the Board of Supervisors that designates TCM corridors through the Zoning Ordinance. Staff has asked the Steering

Committee to consider whether or not to recommend additional TCM corridors – or changes to the TCM standards themselves – as part of the *Comprehensive Plan* update.

Mr. Cross reported that a *Comprehensive Plan* email subscription service has been created, and he encouraged everyone to subscribe to it. By doing so they will automatically receive email notices whenever the web site ([www.yorkcounty.gov/2025](http://www.yorkcounty.gov/2025)) is updated.

The meeting was adjourned at 8:34 PM.

TCC